

WESTFIELD TOWN COUNCIL

Petition Number 0712-REZ-06
Approximate Address 4005 Westfield Road
Petitioner Indiana Members Credit Union
Request Change in zoning from the GO District to the GB District
Current Zoning GO
Approximate Acreage 5.5 Acres

Site History 0603-DP-03 Development Plan for existing bank

Exhibits 1) WCD Staff Report, 12/10/07
2) Petitioner's Exhibits, 11/14/07

PETITION HISTORY – DECEMBER 10, 2007

This petition is appearing before the Westfield Town Council for initial consideration at the December 10, 2007 Town Council meeting.

PROCEDURAL

- Change in zoning petitions are required to have a public hearing. The first available public hearing for this petition will be in January 2008. Legal notice will be provided for the required public hearing for the January 2008 Advisory Plan Commission meeting in accordance with all applicable statutes.
- The Westfield Town Council has the option of forwarding this petition to the scheduled hearing date, or asking the petitioner to revise the petition and re-appear before the Council at a later date. This could delay the scheduled public hearing.

REQUEST

The proposed change in zoning would provide for the inclusion of the subject site within the General Business (GB) District, which would allow for the development of the subject site as a commercial integrated center.

INTRODUCTION

The request concerns an area of land is generally located to the south and east of where Shady Nook Road terminates at State Road 32. The subject site is comprised of one parcel and consists of approximately 5.5 acres.

The subject site is located within the GO District. The subject site is improved with a bank facility, Indiana Members Credit Union (0603-DP-03), which was approved for development on June 26, 2006.

The subject site abuts the public right-of-way of State Road 32 to the north. Access to the subject site is provided by a single access point from the south side of the State Road 32 right-of-way. The subject site also abuts the future Midland Trace Trail to the south.

Property abutting the subject site to the north and east is zoned General Office (GO). The property abutting the subject site to the north is improved with single-family dwellings. The property abutting the subject site to the east is unimproved, and is used agriculturally. Property abutting the subject site to the south is zoned SF-3, and is improved with the Crestview subdivision. Property abutting the subject site to the west is zoned Local Business - Planned Development (LB-PD), is unimproved, and is occupied by a dense stand of mature trees.

PUBLIC POLICIES

Comprehensive Plan

The Land Use Concept Map of the Amended Westfield-Washington Township 2020 Plan identifies the subject site as located in a "Local Commercial" area (pg. 23). The Comprehensive Plan states that local commercial development should be located "only in planned centers and only on streets classified as arterials..." (pg. 47). It further identifies community and local retail, offices and services as appropriate land uses in the Local Commercial area (pg. 47).

Thoroughfare Plan

The current Westfield Thoroughfare Plan roadway classification map (pg. 4-20, Figure 4-7) identifies State Road 32 as "Primary Arterial 1", and recommends a minimum seventy-five (75) foot half right-of-way. Dedication of right-of-way in accordance with the recommendations of the Thoroughfare Plan should be required should the requested change in zoning be approved.

The current Westfield Thoroughfare Plan identifies the subject property to be within the East SR 32 Pedestrian Corridor (pg. 4-19, Figure 4.6). The Pedestrian Corridor encompasses the Midland Trace Trail. The Thoroughfare Plan states that "commitments for pedestrian scale structures and architecture, character, and amenities should be pursued in change-in-zoning situations..." (pg. 4-13). Should the requested change in zoning be approved, a commitment to dedicate the portion of the Midland that traverses the subject site to the City and construct (or cause the construction of) that portion of the Midland should be required.

Parks and Recreation Master Plan

The Parks and Recreation Master Plan identifies a development goal to "finalize plans for... [the] Midland Trail and begin construction [on the trail]" (pg. 15). Should the requested change in zoning be approved, a commitment to dedicate the portion of the Midland that traverses the subject site to the City and construct (or cause the construction of) that portion of the Midland should be required.

Water and Sewer

The Westfield Water Master Plan depicts the subject site as served by an existing water line on the north side of SR 32. The Westfield Water Master Plan does not identify any proposed future water main expansion within or abutting the subject site.

The Westfield Sewer Master Plan depicts the subject site as served by an existing sewer line on the north side of SR 32 at the southwest corner of the intersection of 161st Street and Springmill Road. The Westfield Sewer Master Plan identifies this segment of the sewer network to be upgraded to a force main in the future.

Annexation

The subject site is within the corporate limits.

TECHNICAL REVIEW

This petition was reviewed by the Technical Advisory Committee at the November 28, 2007 TAC meeting. Comments received from agencies in attendance will be provided as a component of any future report.

RECOMMENDATION

Forward this petition to the Advisory Plan Commission for public hearing at the January 2008 hearing.

INDIANA MEMBERS CREDIT UNION

SUMMARY OF PROPOSED WESTFIELD PROPERTY CHANGE

Indiana Members Credit Union (IMCU) has built a credit union branch on State Road 32 east of the town of Westfield at 4002 Westfield Road. IMCU is the second largest credit union in the State of Indiana with 18 branches in central Indiana. The IMCU branch covers 2.0 acres of the 5.5 acre site. IMCU desires to sell the remaining acreage for General Office use and in order to do so needs to have the entire 5.5 acre site designated as an nonresidential center, small.

Westfield zoning ordinance states that lots in the GO district must be at least 3 acres. So, in order to avoid being in violation of this rule the site also needs to be rezoned from GO to GB which has no lot size restriction. Also, by having an integrated center designation the general office(s) on the out lot behind the credit union would have the opportunity to be included on a sign along State Road 32.

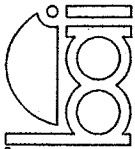
Indiana Members Credit Union wishes to thank the Westfield Community Development Department for their help in this process and the credit union hopes to continue to be a valuable asset and addition to the Westfield community.

Exhibit B

Legal Description

Part of the Northeast Quarter of Section 5, Township 18 North, Range 04 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at an iron pin marking the Southwest corner of the Southeast Quarter of Section 32, Township 19 North, Range 04 East; thence on the South line of said Quarter Section, South 89°47'02" East (assumed bearing) a distance of 114.51 feet (calculated from government record calls) to the Northwest corner of the Northeast Quarter of Section 5, Township 18 North Range 04 East and the POINT OF BEGINNING of the herein described real estate; thence continuing on the North line of said Section 5, South 89°47'02" East 258.08 feet; thence parallel with the West line of the Northeast Quarter of said Section 5, South 00°32'57" West 993.59 feet to a point which lies 25.00 feet South, by perpendicular measurement, of the former northerly right-of-way line of the Central Indiana Railroad Company (now abandoned); thence North 88°57'16" West, parallel with said northerly right-of-way line, 119.99 feet; thence North 00°32'57" East 25.00 feet to the Southeast corner of land described in a deed to Lyman Brooks, as recorded in Instrument Number 9609644704 in the Office of the Recorder of Hamilton County, Indiana; thence on and along the South line of said Brooks land, also being the northerly right-of-way line of said railroad the following two (2) courses: 1) North 88°57'16" West 87.55 feet to a point in the West line of said Northeast Quarter Section; 2) continuing North 88°57'16" West 50.53 feet to the Southwest corner of said Brooks land; thence on the West line of said Brooks, North 00°32'55" East 964.85 feet to the Point of Beginning; containing a gross area of 5.796 acres, more or less, and a net area, less the State Road #32 right-of-way, of 5.500 acres, more or less; subject to rights-of-way, easements and restrictions.

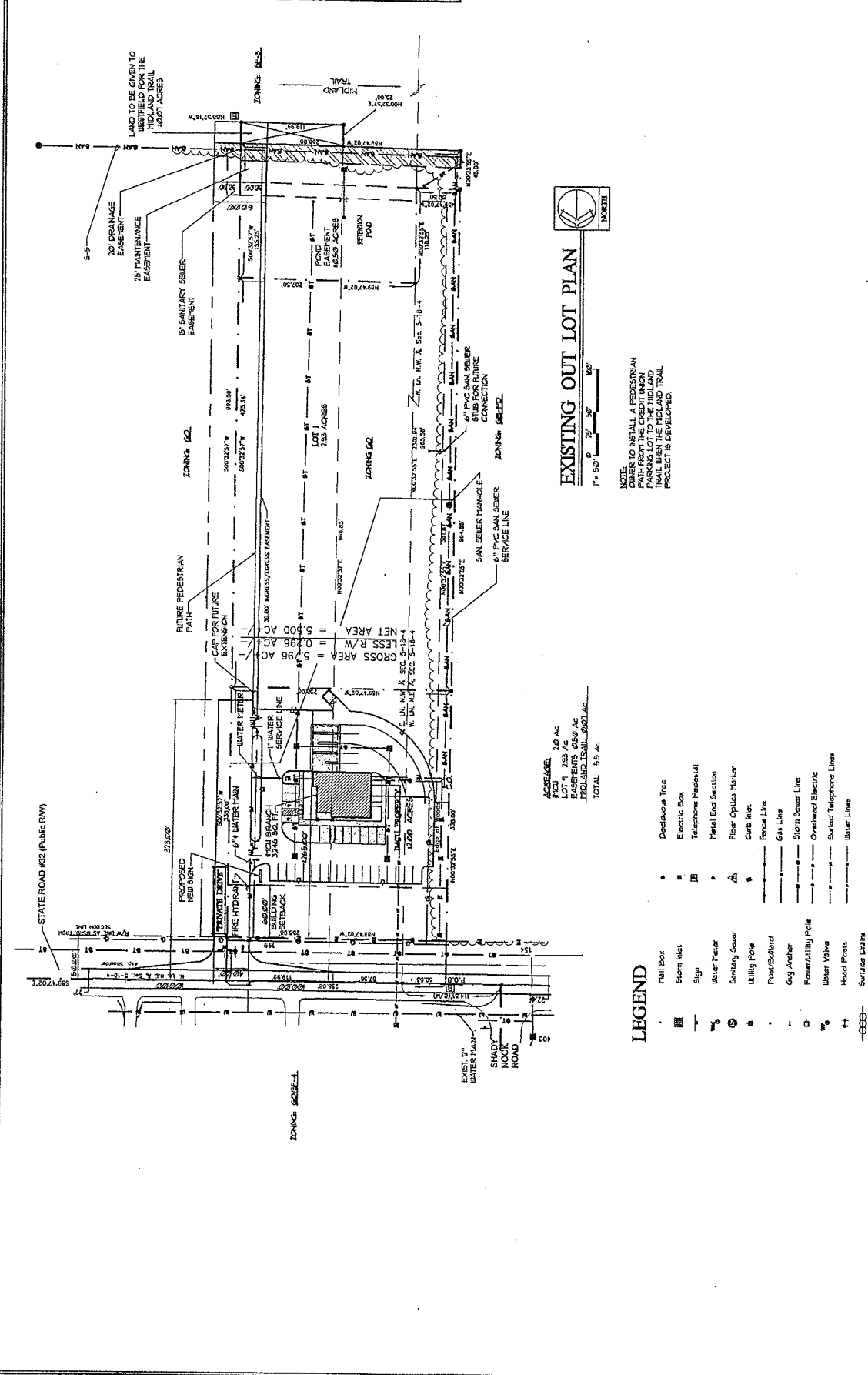


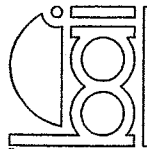
Indiana Members Credit Union
Architects / Engineers
5105 Madison Avenue
Indianapolis, IN 46227
(317) 783-2343 (317) 784-0100

PROJECT NO.: 6001 G	
DRAWN BY: JAC	
CHECKED BY: JAC	
DATE: NOVEMBER 1987	
REVISIONS:	
ROBERT E. BEAMAN 3778	

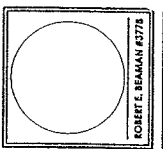
WESTFIELD PROPERTY (NONRESIDENTIAL CENTER - SMALL)
WESTFIELD ROAD WESTFIELD, INDIANA

EXISTING OUT LOT PLAN
10-S





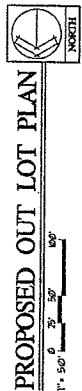
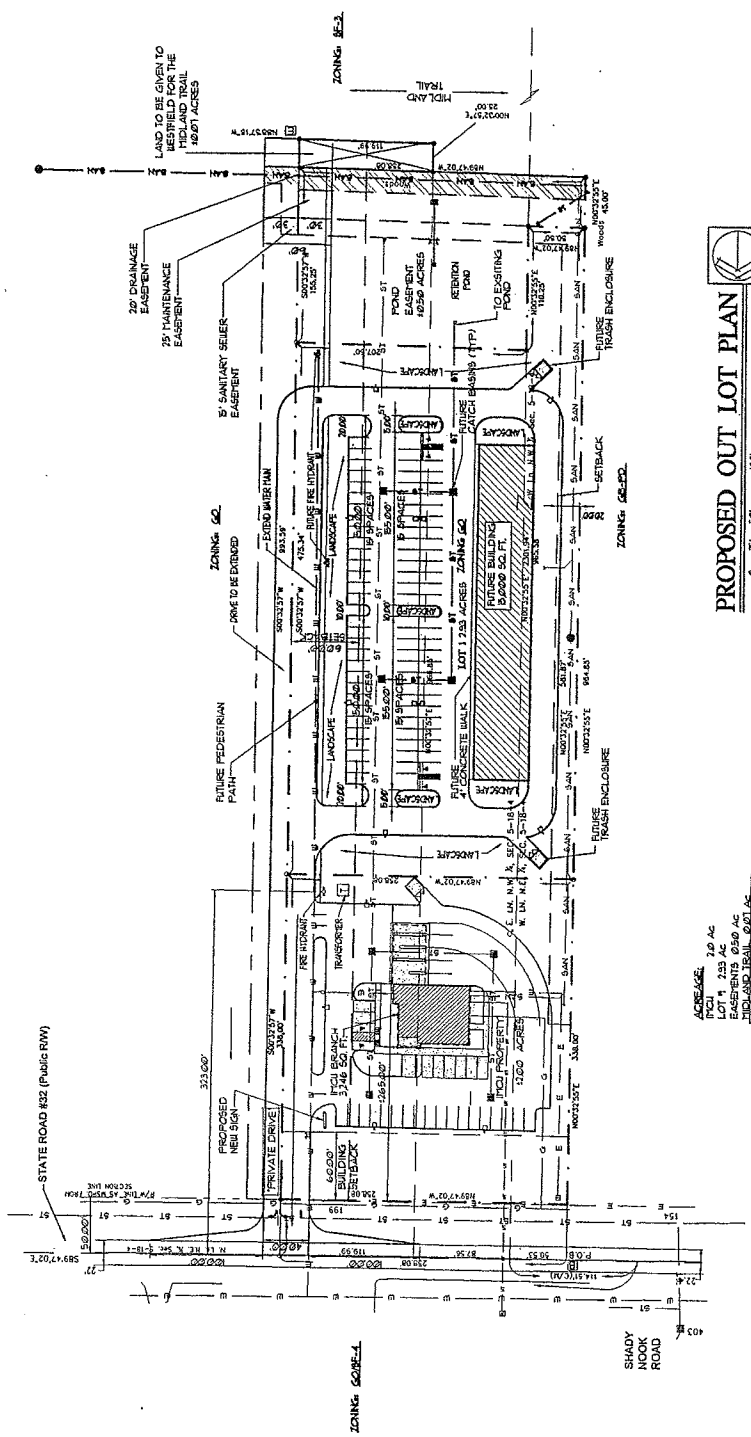
Robert E. Branan & Associates, Inc.
Professional Engineers
5105 Madison Avenue
Indianapolis, IN 46227
(317) 783-2343 (317) 784-5100



PROJECT NO. 0101 G
DRAWN BY: RBC
DATE: NOVEMBER 13TH, 2007
REVISIONS:

WESTFIELD PROPERTY (NONRESIDENTIAL CENTER - SMALL)
4005 WESTFIELD ROAD, WESTFIELD, INDIANA
Members Credit Union
INDIANA

PROPOSED OUT LOT PLAN
S-02



NOTE:
OWNER TO INSTALL A PEDESTRIAN
CROSSWALK AT THE INTERSECTION OF
PARKING LOT TO THE MIDLAND
TRAIL WHEN THE MIDLAND TRAIL
PROJECT IS DEVELOPED.

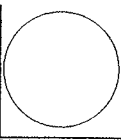
ACREAGE
LOT 1 2.0 AC
LOT 2 2.33 AC
EASEMENTS 0.50 AC
MIDLAND TRAIL 0.07 AC
TOTAL 5.5 AC

LEGEND

- Decision Tree
- Electric Box
- Telephone Pedestal
- Metal End Section
- Fiber Optics Marker
- Carb Inlet
- Fence Line
- Gas Line
- Storm Sewer Line
- Overhead Electric
- Buried Telephone Lines
- Water Lines
- Mail Box
- Storm Inlet
- Sign
- Water Meter
- Sanitary Sewer
- Utility Pole
- Post/Boiler
- Gay Anchor
- Power/Utility Pole
- Water Valve
- Head Posts
- Surface Drains



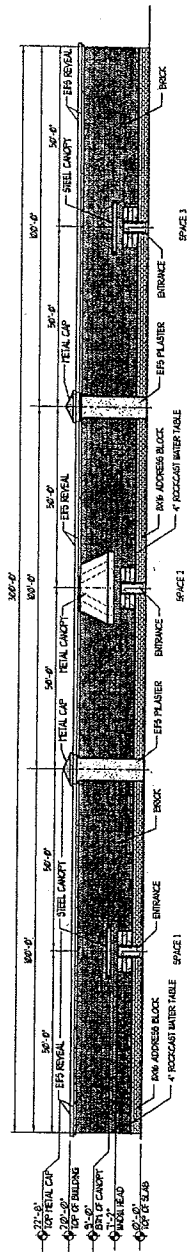
Robert E. Bluman & Associates, Inc.
Architects / Engineers
5105 Madison Avenue
Indianapolis, IN 46222
(317) 252-2585 (317) 744-6161



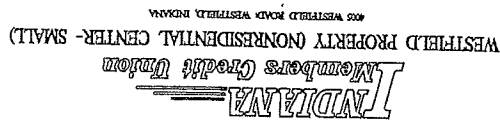
ROBERT E. BLUMAN # 3770
PROJECT NO.: 5
DRAWN BY: J
CHK. BY: J
DATE: NOVEMBER 19TH, 2007
REVISIONS:

WESTFIELD PROPERTY
MEMBERS CREDIT UNION
RESIDENTIAL CENTER - SMALL
403 WESTFIELD ROAD WESTFIELD, INDIANA

ELEVATION
A-1



ELEVATION
SCALE: 1/8\"/>



ACREAGE:
MCM 2.0 AC
LOT 7 2.93 AC
EASEMENTS 0.50 AC
MIDLAND TRAIL 0.07 AC
TOTAL 5.5 AC

LANDSCAPE PLAN

0 25' 50' 100'

1" = 50'

 NORTH

NOTE: OWNER TO INSTALL A PEDESTRIAN PATH FROM THE CREDIT UNION PARKING LOT TO THE MIDLAND TRAIL WHEN THE MIDLAND TRAIL PROJECT IS DEVELOPED.